

Bank Of America, N.A. Vs Yhwh Etal-CMCFM



19050161620003

# EXHIBIT F

IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY  
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
CIVIL TRIAL DIVISION

BANK OF AMERICA: Noble Yhwh  
et. al.

190501616

## CASE MANAGEMENT CONFERENCE MEMORANDUM

Filing party: Noble YHWH

By: \_\_\_\_\_, Esq.

Counsel's address and telephone number (IMPORTANT)

1533 Orland Street Philadelphia Pennsylvania

### Part A

*(to be completed in personal injury cases, including uninsured and underinsured motorist claims)*

1. Date of accident or occurrence: \_\_\_\_\_

2. Date of birth of your client: \_\_\_\_\_ Age on date of occurrence: \_\_\_\_\_

Unknown \_\_\_\_\_ Decline to provide \_\_\_\_\_

NOTE: Date of birth information is intended for the Court's use only. The information will not be made available to the public.

3. Most serious injuries sustained: \_\_\_\_\_

4. Is there any permanent injury claimed? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, indicate the type of permanent injury: \_\_\_\_\_

5. Dates of medical treatment: \_\_\_\_\_

6. Is medical treatment continuing? Yes \_\_\_\_\_ No \_\_\_\_\_

7. Has there been an inpatient hospitalization? Yes \_\_\_\_\_ No \_\_\_\_\_

8. Has there been any surgery? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, indicate the type of surgery: \_\_\_\_\_

*This form shall be presented to the Case Manager and copies served upon any party not served electronically by the Court at the time of the conference. All present must be prepared to discuss its contents.*

2019 AUG 20 PM 3:05  
 OFFICE OF JUDICIAL RECORDS  
 FIRST JUDICIAL DISTRICT OF PA

9. Approximate medical bills to date: \$ \_\_\_\_\_
10. Approximate medical bills recoverable in this case: \$ \_\_\_\_\_
11. Are there any existing liens (Workers' Compensation, DPW, Medical, etc.)? Yes \_\_\_ No \_\_\_  
If yes, what type and approximate amount? \_\_\_\_\_
12. Time lost from work: \_\_\_\_\_
13. Approximate past lost wages: \_\_\_\_\_
14. Is there a claim for future lost earning capacity? Yes \_\_\_ No \_\_\_  
If yes, approximate future lost earning capacity: \_\_\_\_\_
15. Are there any related cases or claims pending? Yes \_\_\_ No \_\_\_  
If so, list caption(s) and docket number(s) or other appropriate identifier(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
16. Do you anticipate joining additional parties? Yes \_\_\_ No \_\_\_
17. Set forth a summary of facts giving rise to cause(s) of action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
18. Set forth a summary of facts in support of applicable defense(s) or any counterclaim: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
19. Defense position as to causation of injuries alleged: \_\_\_\_\_
20. Identify all applicable insurance coverage:
- | <i>Defendant</i> | <i>Insurance Carrier</i> | <i>Coverage Limits</i> |
|------------------|--------------------------|------------------------|
| _____            | _____                    | _____                  |
| _____            | _____                    | _____                  |
21. Are there issues as to the applicability of the above insurance coverage? Yes \_\_\_ No \_\_\_
22. Demand: \$ \_\_\_\_\_ Offer: \$ \_\_\_\_\_

## Part B

(to be completed in all cases other than personal injury)

1. Date of contract or transaction: 08/19/20192. Date of birth of your client: 09/01/1950 Age on date of transaction: 68Unknown ☐ Decline to provide ☒

NOTE: Date of birth information is intended for the Court's use only. The information will not be made available to the public.

3. Is there a writing? Yes ☐ No ☐

If yes, is there an allegation that the writing does not contain the entire agreement of the parties?

Yes ☐ No ☐4. Is the Uniform Commercial Code applicable to this case? Exhibit Yes ☒ No ☐  
UCC FILING NO. 190513-1206000 17

5. Set forth a summary of facts giving rise to the cause of action:

SEE ATTACH DOCUMENTS6. Are there any related cases or claims pending? Yes ☒ No ☐If so, list caption(s) and docket number(s) or other appropriate identifier(s): PLAINTIFF  
MOTION FOR JUDGMENT, DENIED BY THE COURT  
CASE MANAGEMENT ORDER BY JUDGE FOX CASE 00911

7. Specific questions regarding ejectment and other property matters:

(a) How did plaintiff obtain title (Sheriff sale, deed transfer, etc.)? illegally/unauthorized(b) Date of Sheriff's sale or deed transfer: 4/2019

(c) Date of deed's recording: \_\_\_\_\_

(d) Was a copy of the deed filed with the complaint, if not explain? NO(e) Was there ever a lease, if so when? NO

8. State the amount of damages claimed by Plaintiff:

(a) Direct \_\_\_\_\_

(b) Consequential \_\_\_\_\_

(c) Other (specify) \_\_\_\_\_

9. Set forth a summary of facts in support of applicable defense(s) or any counterclaim:

SEE ATTACH/ VOID JUDGMENT OF UNAUTHORIZED  
SHERIFF SALE DUE TO FRAUD UPON THE COURT &  
COUNTERCLAIM, PRAECIPE FOR NON-FORFEITURE.



10. If there is a counterclaim, state the amount of damages sought:

(a) Direct 17,213,080.000.00

(b) Consequential \_\_\_\_\_

(c) Other (specify) 300,000,000.00 Payment Bond binding to Case

11. Identify all applicable insurance coverage:

Defendant	Insurance Carrier	Coverage Limits
_____	_____	_____
_____	_____	_____

12. Demand: \$ 17,213,080.000.00 Offer: \$ \_\_\_\_\_

Pledge - 300,000,000.00  
9,000,000.00  
291,000,000.00

FORM 01-105 rev 11/27/18

IMMEDIATE  
RELEASE

The Court can release the Bond or all Joinders, Plaintiff/Defendant(s) will be responsible for the Ladder



No Judge's signature  
No Service

1903-377

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

BANK OF AMERICA, N.A. Plaintiff	COURT OF COMMON PLEAS PHILADELPHIA COUNTY
v.	No. 180400911
REGINALD C. NOBLE, KNOWN HEIR OF EMMA J. NOBLE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EMMA J. NOBLE Defendant(s)	

WRIT OF EXECUTION

TO THE SHERIFF OF PHILADELPHIA COUNTY:

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property:

**PREMISES: 1533 ORLAND STREET PHILADELPHIA, PA 19126**

(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount	\$ 92,793.56
(Costs to be added)	\$ _____
Total	\$ _____

Prothonotary

Prothonotary

By: \_\_\_\_\_  
Clerk

Date: \_\_\_\_\_



18-187282 - CoP

Case ID: 180400911

COURT OF COMMON PLEAS  
No. 180400911

---

BANK OF AMERICA, N.A.

v.

REGINALD C. NOBLE, KNOWN HEIR OF EMMA J. NOBLE; UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER EMMA J. NOBLE

---

WRIT OF EXECUTION

---

JUDGMENT TOTAL \$ 92,793.56

COSTS PAID:

PROTHONOTARY \$

SHERIFF \$

STATUTORY \$

COSTS DUE PROTHONOTARY \$

PREMISES TO BE SOLD:  
1533 ORLAND STREET PHILADELPHIA, PA 19126

By:   
RAS Chyon, LLC - Attorneys for Plaintiff  
Robert Crawley, Esq. ID No. 319712  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906  
rcrawley@rasnj.com

RAS Citron, LLC  
 Robert Crawley, Esq. ID No. 319712  
 133 Gaither Drive, Suite F  
 Mt. Laurel, NJ 08054  
 855-381-9549  
 rcrawley@rasnj.com



<p>BANK OF AMERICA, N.A.                      Plaintiff</p> <p>v.</p> <p>REGINALD C. NOBLE, KNOWN HEIR OF                      EMMA J. NOBLE; UNKNOWN HEIRS,                      SUCCESSORS, ASSIGNS AND ALL                      PERSONS, FIRMS OR ASSOCIATIONS                      CLAIMING RIGHT, TITLE OR INTEREST                      FROM OR UNDER EMMA J. NOBLE                      Defendant(s)</p>	<p>COURT OF COMMON PLEAS                      PHILADELPHIA COUNTY</p> <p>No. 180400911</p>
---	--

**PRAECIPE TO ISSUE WRIT OF EXECUTION**

**TO THE PROTHONOTARY**

Issue Writ of Execution in the above matter:

Judgment Amount	\$ 92,793.56
(Costs to be added)	\$ _____
<i>Total</i>	\$ _____

RAS Citron, LLC

  
 Robert Crawley, Esq. ID No. 319712  
 Attorney for Plaintiff





OFFICE OF THE SHERIFF  
CITY AND COUNTY OF PHILADELPHIA  
Land Title Building  
100 South Broad Street, 5<sup>th</sup> Floor, Philadelphia, PA 19110

**CERTIFICATION TO THE SHERIFF**

**JEWELL WILLIAMS, SHERIFF**  
Tel 215-686-3578  
Fax. 215-686-3579


Address of the Property or Premises: 1533 ORLAND STREET PHILADELPHIA, PA 19126

Book and Writ No. \_\_\_\_\_

This certifies that the 3129 Affidavit for the above-mentioned property is correct, complete and accurate  
current to the date of filing Praecipe for Writ of Execution.

This certifies that the Attorney on the Writ will indemnify the Sheriff of the City and County of Philadelphia for any costs and/or claims arising out of any and all inaccuracies in, and/or failure to cure in said 3129 Affidavit, and further fraudulent practice(s) on the part of the plaintiff shall invalidate the sale.

I further certify that my client, the plaintiff, has not engaged in any fraudulent practices with regards to this particular mortgage.

  
\_\_\_\_\_  
RAS Citron, LLC – Attorneys for Plaintiff  
Robert Crawley, Esq., ID No. 319712  
133 Gaither Drive, Suite F  
Mount Laurel, NJ 08054  
855-255-6906

COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY  
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
TRIAL DIVISION - CIVIL

BANK OF AMERICA, N.A.

VS

HEIRS NOBLE

April Term 2018

No. 00911

ORDER

AND NOW, this 17th day of August, 2018, it is hereby **ORDERED** as follows: This matter is continued to October 23, 2018, at 1:30 p.m. in Courtroom 243 for status of service. Failure to effectuate service may result in a Judgment of Non-Pros.

Bank Of America, N.A. Vs Heirs Noble ORDER



BY THE COURT:

IDEE C. FOX, J.

DOCKETED  
COMPLEX LIT CENTER

AUG 20 2018

M. STIPA

COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY  
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
TRIAL DIVISION - CIVIL

BANK OF AMERICA, N.A.

VS

HEIRS NOBLE

April Term 2018

No. 00911

**CASE MANAGEMENT ORDER**  
*Mortgage Foreclosure*

It is hereby **Ordered**, that the above captioned matter is assigned to the **NOVEMBER 2019 Trial Pool**. This matter is subject to "next-day" call to trial effective the first Monday of Trial Pool Month. All counsel and parties must notify the Court in writing of any scheduling conflicts, including trial attachments and pre-paid vacations, no less than five (5) days before the pool month, and are under a continuing obligation to notify the Court of any subsequent trial attachments during the trial pool month. The Court will not recognize any untimely conflict notifications. Failure to notify the Court of any scheduling conflicts will result in the issuance of appropriate sanctions.

AND NOW, this 23rd day of October, 2018, it is **Ordered** that:

1. The case management and time standards adopted for expedited track cases shall be applicable to this case and are hereby incorporated into this Order.
2. All *Discovery* in the above matter shall be completed no later than **AUGUST 5, 2019**.
3. *Dispositive motions* must be filed no later than **SEPTEMBER 3, 2019**.
4. A mandatory *pre-trial conference* shall be scheduled any time after **OCTOBER 7, 2019**.

Ten (10) days prior to the conference, all counsel shall serve upon all opposing counsel and/or opposing parties and file with the Court, a pre-trial settlement memorandum containing the following:

- (a) A concise summary of the nature of the case if plaintiff or the defense if defendant or additional defendant.
- (b) A list of all witnesses who may be called to testify at trial by name and address.
- (c) A list of all exhibits the party intends to offer into evidence. Counsel should expect any exhibit not listed to be precluded at trial;
- (d) Each counsel shall provide an estimate of the anticipated length of trial.

**FAILURE TO TIMELY FILE A PRE-TRIAL SETTLEMENT CONFERENCE  
MEMORANDUM MAY RESULT IN THE IMPOSITION OF MONETARY SANCTIONS.**

Bank of America, N.A. Vs Heirs Noble, CMO'S



18040091100032

DOCKETED  
COMPLEX LIT CENTER

OCT 25 2018

M. STIPA



143 N 20-170

D- 168-443

This Indenture, Made this 17th day of March 1981, 1988

Between, REGINALD C. NOBLE, singleman

(hereinafter called the Grantor ),

AND

EMMA J. NOBLE

(hereinafter called the Grantee ),

Witnesseth, That in consideration of One Dollar (\$1.00)

the receipt whereof is hereby acknowledged, the said Grantor do hereby grant and convey to the said Grantee her heirs and assigns.

ALL THAT CERTAIN lot or piece of ground known as 1533 Orland Street., Phila., Pa. and more fully described in Exhibit "A" and made a part hereof.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, to and for the only proper use and behoof of the said Grantee his heirs and assigns forever.

UNDER AND SUBJECT AS AFORESAID

AND the said Grantor, for himself, his heirs, executors and administrators do by these presents, covenant, promise and agree, to and with the said Grantee her heirs and assigns, that he the said Grantor and his heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee her heirs and assigns, against him the said Grantor and his heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her them, or any of them, shall and will subject as aforesaid WARRANT and forever DEFEND.

In Witness Whereof, the said Grantor has executed or caused these presents to be duly executed the day and year first above written.

Sealed and Delivered

in the presence of us:

Halter Ball

Reginald C. Noble (Seal)  
REGINALD C. NOBLE

(Seal)

(Seal)

(Seal)

*Forgery  
Fraudulent*

STRIKE FROM THE RECORD  
NO NOTARY SEAL OR STAMP  
Evidence 2



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

D- 168-446

On this, the 17th day of March, 1981, ~~1981~~, before me, the subscriber, a Notary Public,  
personally appeared Reginald C. Noble

satisfactorily proven to be the person whose name is ~~(xxx)~~ subscribed to the within instrument, and  
acknowledged that he executed the same for the purposes therein contained,  
or

to be the \_\_\_\_\_, who acknowledged himself  
a corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the  
purposes therein contained by signing the name of the corporation by himself as

~~In Witness Whereof~~, I hereunto set my hand and official seal.

*Reginald C. Noble*  
REGINALD C. NOBLE March 17 1981

**Bed**

REGINALD C. NOBLE

TO

EMMA J. NOBLE

PREMISES:

1533 Orland St.  
Phila., Pa.

14:00 TAX ON  
000001.ELKD 03/19/81

The address of the within-named Grantee  
is 1533 Orland St. Phila., Pa.

Mag 19 3 42 PM '81

447

AS REQUIRED BY CITY OF PHILADELPHIA  
REAL ESTATE TRANSFER TAX ORDINANCE

D- 168-445

Walter S. Ball (Name) certifies that he is connected with  
the transaction entered into between Reginald G. Noble (Grantor)  
1533 Orland St. Phila. Pa. 19126 (Address of grantor) and Berna J. Noble (Grantee)  
1533 Orland Street Philadelphia, Pa. 19126 (Address of grantee) with regard to which this certificate is given in the capacity of  
and that the true, full and complete consideration of such  
transaction, including liens and other encumbrances, is \$ 1.00 Dollars.  
(\$ \_\_\_\_\_ ).

The highest assessed value of said real estate for local tax purposes is Fifty One  
Hundred and no Dollars (\$ 5100 ).

The fair value of the property is Fifteen Thousand Dollars (\$ 15,000 ).

If the above transaction is not taxable in whole or in part, give detailed explanation in this space.

The above transaction is a transfer from Son to Mother

I hereby certify that the statements contained herein are true and correct to the best of my knowledge  
and belief. I understand that if I knowingly make any false statement herein I am subject to such penalties as may  
be prescribed by law or ordinance.

Walter S. Ball  
(Signature)



EXHIBIT "A"

D- 168-444

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected,

SITUATE in the 10th Ward of the City of Philadelphia.

BEGINNING at a point on the Northerly side of Orland Street (40 feet wide) at the distance of ~~Two hundred sixty-six feet~~ ten inches Westwardly from the Westerly side of 15th Street (60 feet wide).

CONTAINING in front or breadth on the said Orland Street Sixteen feet and extending of that width in length or depth Northwardly between lines at right angles to the said Orland Street Sixty feet to the middle line of a certain Fourteen feet wide driveway which extends Westwardly from the said 15th Street to 16th Street.

BEING No. 1533 Orland Street.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveway as and for a passageway and watercourse at all times, hereafter, forever.

BEING the same premises which Emma J. Noble, Trustee for Reginald C. Noble, a MINOR, under deed of trust dated July 2, 1964 and recorded in Deed Book CAD 218 page 143 and Reginald C. Noble by deed dated 9/15/1972 and recorded at Philadelphia County granted and conveyed unto Reginald C. Noble, singleman, in fee.

UNDER AND SUBJECT to certain restrictions as of record.

Evidence 3

143N 20-170

Original Deed Laurel Deed  
in Trust

**This Indenture** MADE THE 2<sup>nd</sup> D 218 143 86-  
day of July in the year of our Lord one thousand nine,  
hundred and sixty-four (1964) **Between** JOSEPH SCIPIONE and ANNE H. SCIPIONE, his  
wife; of the City and County of Philadelphia, Commonwealth of Pennsylvania; (hereinafter  
called the GRANTORS) of the one part:

A. H. D.  
REMA J. NOBLE, In Trust for Reginald C. Noble, a minor; (hereinafter called the GRANTEE) of  
the other part:

**Witnesseth**, That the said Grantors

for and in consideration of  
the sum of EIGHTY-SIX HUNDRED (39600.00) DOLLARS  
lawful money of the United States of America, unto them well and truly paid by  
the said Grantee

at and before the sealing and delivery of these presents, the receipt whereof is hereby  
acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and con-  
firmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and  
confirm unto the said Grantee, her Heirs, Successors  
and Assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon  
erected,

SITUATE in the Fiftieth Ward of the City of Philadelphia.

BEGINNING at a point on the North side of Orland Street (Forty feet wide) at the distance  
of Two hundred fifty-six feet, ten inches Westwardly from the West side of Fifteenth Street  
(Sixty feet wide).

CONTAINING in front or breadth on the said Orland Street Sixteen feet and extending  
of that width in length or depth Northwardly between lines at right angles to the said Orland  
Street Sixty feet to the middle line of a certain Fourteen feet wide driveway which extends

P. I. I. CO. BLOCK 945 LOT 37



Westwardly from the said Fifteenth Street to Sixteenth Street. \_\_\_\_\_

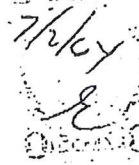
BEING No. 1533 Orland Street. \_\_\_\_\_

BEING the same premises which John William Fleming and Margaret J., his wife, by Indenture bearing date the Thirtieth day of November, A.D., 1939, and recorded at Philadelphia, Pennsylvania, in Deed Book C.A.B. No. 1251, Page 128 &c., granted and conveyed unto the said Joseph Scipione and Anne H., his wife, as tenants by the entireties. \_\_\_\_\_

UNDER ALL SUBJECT to certain building restrictions of record. \_\_\_\_\_

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveway as and for a passageway and exit and entrance at all times hereafter, forever.

AND \_\_\_\_\_



The State and City stamps affixed, represent full consideration, including license and insurance.

*John J. Scipione*



**Together** with all and singular the \_\_\_\_\_ buildings,

Streets, Alleys, Passages, Ways, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever thereunto belonging or in anywise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the Estate right, title, interest, property, claim and demand whatsoever of them, the Grantors as aforesaid,

in law, equity, or otherwise howsoever, of, in and to the same and every part thereof,

**To have and to hold** the said \_\_\_\_\_ lot or piece of ground with the buildings and improvements thereon erected, \_\_\_\_\_ Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances \_\_\_\_\_ unto the said

Grantee, her Heirs, Successors

\_\_\_\_\_ and Assigns, to and for the only proper use and behoof of the said Grantee, her Heirs, Successors

and Assigns for ever. \_\_\_\_\_ UNDER AND SUBJECT as aforesaid.

IN TRUST, nevertheless, for the following uses, intents and purposes and UNDER AND SUBJECT to the several provisions, restrictions, limitations and conditions following, that is to say: That she, the said Emma J. Noble, Trustee as aforesaid, her Heirs, Successors and Assigns, shall manage, let and demise and take and receive the rents, issues and profits of the said hereby granted premises, and to accumulate the income for her son, Reginald C. Noble, a minor, and to use same for the maintenance, support and education of her said son, Reginald C. Noble, or to occupy said premises with her son, Reginald C. Noble, until the said Reginald C. Noble shall attain the full age of twenty-one years. The said Emma J. Noble, Trustee as aforesaid, paying all taxes and charges on said hereby granted premises and making

all necessary and proper repairs thereof. AND from and immediately upon the arrival of the said Reginald C. Noble at the age of twenty-one years, all accumulated funds to be paid over to said Reginald C. Noble, and at that time said premises to vest in the said Reginald C. Noble, his heirs and assigns, free and clear of and from all trusts and limitations and without the necessity of the said Emma J. Noble, Trustee as aforesaid, filing an account.

AND it shall and may be lawful for the said Emma J. Noble, Trustee as aforesaid, at any time during the continuance of said Trust, to sell and dispose of said premises hereby granted, or any part thereof, or to mortgage the said premises, or any part thereof, and by proper deed or deeds, conveyance, mortgage or mortgages or assurances in the law, to grant, convey, mortgage, assure the same to the purchaser or purchasers, mortgagee or mortgagees thereof without any liability on the part of such purchaser or purchasers, mortgagee or mortgagees to see to the application of the purchase or mortgage money.

PROVIDED, however, nevertheless, that in the event of the said Reginald C. Noble dying before he attains the age of twenty-one years, then the said premises shall vest in his mother, the said Emma J. Noble, her heirs and assigns, free, clear and discharged of and from all trusts.

AND in the event of a sale or mortgage of the said premises, the proceeds or the mortgage funds shall be impressed with the same trusts as the premises hereinbefore described and granted are held by her, the said Emma J. Noble, Trustee as aforesaid.

AND



**And** the said Grantors, for themselves and their

Heirs, Executors and Administrators, Do by these presents covenant, grant and agree to and with the said Grantee, her Heirs, Successors and Assigns, that they the said Grantors and their

Heirs, all and singular the Hereditaments and Premises hereinbefore described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her Heirs, Successors and Assigns, against them the said Grantors and their

Heirs, and against all and every other Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them, or any of them, shall and will

SUBJECT as aforesaid WARRANT and forever DEFEND.

**In Witness Whereof**, the said Parties to these Presents have hereunto interchangeably set their hands and seals. Dated the day and year first hereinbefore written.

Scaled and Delivered  
IN THE PRESENCE OF US

*Joseph Scipione*  
*Emma J. Noble*

*Joseph Scipione* (SEAL)  
JOSEPH SCIPIONE  
*Emma J. Noble* (SEAL)  
EMMA J. NOBLE

I, the undersigned, hereby accept the terms and conditions

of within Trust:

*Emma J. Noble*

EMMA J. NOBLE

D 218 147

Evidence 4

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF STATE

No : 201917459

OFFICE OF THE SECRETARY OF THE COMMONWEALTH

JUNE 7, 2019

PENNSYLVANIA, SS:

I, Kathy Boockvar, Acting Secretary of the Commonwealth of Pennsylvania, DO HEREBY CERTIFY, that it appears by the records of this office that

AKILAH BEY ISRA'EL

whose official attestation appears upon the attached instrument, was at the time of signing the same, a duly appointed, commissioned and qualified NOTARY PUBLIC in and for the Commonwealth of Pennsylvania, USA, with a registered office in the

PHILADELPHIA COUNTY

and as such officer had power to administer oaths and affirmations, to take depositions and affidavits, to take and receive the acknowledgement or proof of all deeds, conveyances, mortgages, and other instruments of writing, touching or concerning any lands, tenements or hereditaments in any part of said state, receive the proof of acknowledgment of all instruments of writing relating to commerce or navigation, letters of attorney, and such other writings as have been usually proved or acknowledged before notaries within said Commonwealth according to law, in all matters belonging or incident to the exercise of notarial office, and accordingly full faith and credit are due and ought to be given to the official acts of the said notary;

I, DO FURTHER CERTIFY, That I verily believe the seal and signature attesting the same are genuine.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the seal of my Office to be affixed, the day and year above written.

*Kathy Boockvar*

Acting Secretary of the Commonwealth

**This Certification only certifies the authenticity of the signature and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears.**

**This Certification does not certify the content of the document for which it was issued.**

**This Certification is not valid for use anywhere within the United States of America, its territories or possessions.**



Lord, reginald noble Adjudicator  
Private Banker 832471118  
c/o 1533 Orland Street 42101 Philadelphia Pa.

PA TREASURY REGISTRAR NO. 1628891950, GUARANTOR  
**BEARER BOND**

Whereas, The pecuniary retrieval for Pa. 1628891950 manufactured date 09/08/1950 Guarantor, a special purpose in the State of Pennsylvania ("Company") as warrantor to intrastate commerce within FIPS 42: 003, 101, 029, 045 and 069 up to 300,000,000.00 (Three Hundred Million Dollar) Credits in aggregate principal amount of this Secured Bond, (the "Bond"). The Bond is Foreign issued pursuant to the Rule 144A in accordance with the Securities and Exchange Act 1933, between the Philadelphia Common Pleas Court First Judicial District and Indenture Trustee, Noble & Noble Banking Trust Company. The Bonds will be Securities Certification of Certificates no.1628891950 and Definitive Treasury Securities, productions; an investment portfolio consisting of Eligible Investments (as defined below) which may comprise one or more of the following investments (collectively, the "Eligible Investments"): (i) cash; (ii) U.S. Treasury Securities; (iii) obligations of foreign and U.S. banks (a) comprised in their entirety of U.S. Treasury obligations. See "Description of the Bonds."

THIS BEARER BOND IS PURSUANT TO AND IN ACCORDANCE WITH FINAL ARTICLES OF THE UNCITRAL CONVENTION RATIFIED ARTICLES 1-7, 11-13, 46-3, 47-4(C), 51, HOUSE JOINT RESOLUTION 192 OF JUNE 5, 1933 PUBLIC LAW 73-10, 12 CFR 229.2,210.2 -UCC 1-104, 10 104, 12 USC 1813(L)(1), UCC8-102 (9), 31 USC 3123 AND 31 USC 392,5103 AND UCC4-105, 12 USC 411 AND 95A (2) ALL RIGHTS ARE RESERVED WITHOUT RECOURSE UNDER THE UCC 1-308 and UCC 3-603 RESPECTIVELY. PAYMENT FOR THIS BOND DUE IMMEDIATELY ON SIGHT FORM CERTIFICATE RESERVES ACCOUNT.

"THE SECURITY (OR ITS PREDECESSOR) EVIDENCED HERBY WAS ORIGINALLY ISSUED IN A TRANSACTION EXEMPT FROM REGISTRATION UNDER SECTION 5 OF THE UNITED STATES SECURITIES ACT OF 1933 (THE "SECURITIES ACT"), AND THE SECURITY EVIDENCED HERBY MAY NOT BE OFFERED, SOLD OR OTHERWISE TRANSFERRED IN THE ABSENCE OF SUCH REGISTRATION OR AN APPLICABLE EXEMPTION THEREFROM. EACH PURCHASER OF THE SECURITY EVIDENCED IN HEREBY NOTIFIED THAT THE SELLER MAY BE RELYING ON THE EXEMPTION FROM THE PROVISIONS OF SECTION 4 OF THE SECURITIES ACT PROVIDED BY RULE 144A THEREUNDER. THE HOLDER OF THE SECURITY EVIDENCED HERBY AGREES FOR THE BENEFIT OF THE COMPANY THAT (A) SUCH SECURITY MAY BE RESOLD, PLEDGED, OR OTHERWISE TRANSFERRED. ONLY (1) (a) TO A PERSON WHO THE SELLER REASONABLY BELIEVES IS A QUALIFIED INSTITUTIONAL BUYER (AS DEFINED IN RULE 144A UNDER THE SECURITIES ACT) IN A TRANSACTION MEETING THE REQUIREMENTS OF RULE 144A, (b) IN A TRANSACTION MEETING THE REQUIREMENTS OF RULE 904 UNDER THE SECURITIES ACT OR (d) IN ACCORDANCE WITH ANOTHER EXEMPTION FROM THE REGISTRATION REQUIREMENTS OF THE SECURITIES (AND BASED UPON AN OPINION OF COUNSEL IF THE COMPANY SO REQUEST. (2) TO THE COMPANY OR ITS SUBSIDIARIES, OR (3) PURSUANT TO AN EFFECTIVE REGISTRATION STATEMENT AND, IN EACH CASE, IN ACCORDANCE WITH ANY APPLICABLE SECURITIES LAW OF ANY STATE OF THE UNITED STATES OR ANY OTHER APPLICABLE JURISDICTION AND (B) THE HOLDER WILL AND EACH SUBSEQUENT IS REQUIRED TO, NOTIFY ANY PURCHASER FROM IT OF THE SECURITY EVIDENCED HEREBY OF THE RESALE RESTRICTIONS SET FORTH IN (A) ABOVE



EXHIBIT A

COUNTY AND CITY OF PHILADELPHIA  
PHILADELPHIA SHERIFF'S OFFICE  
CIVIL ENFORCEMENT UNIT



# EVICTIION NOTICE

SHERIFF NUMBER # 254051

TO: JUDGMENT DEBTOR, MEMBERS OF THE JUDGMENT DEBTOR'S HOUSEHOLD, AND ANY OCCUPANTS  
RESIDING WITH THE JUDGMENT DEBTOR.

BY VIRTUE OF A WRIT OF POSSESSION OF REAL PROPERTY, A COPY OF WHICH IS ATTACHED,  
YOU ARE ORDERED TO VACATE THE PREMISES DESCRIBED IN THE WRIT NOT LATER THAN:

*Wednesday January 26, 2022 AT 9:00 A.M.*

DEPUTY SHERIFF DAVENPORT PHONE # (215) / OFFICE # (215) 686-3542

CIVIL ENFORCEMENT PHONE # 215-686-3542 / FAX # 215-686-3555

100 S. BROAD STREET 5TH FLOOR, PHILADELPHIA, PA 19110



254051

Exhibit B

COURT OF COMMON PLEAS

NO. 190501616

---

BANK OF AMERICA, N.A.  
Plaintiff

v.

REGINALD NOBLE YHWH  
TENANT/OCCUPANT  
Defendant(s)

---

WRIT OF POSSESSION

---

Costs  
Prothy Pd.  
Judgment Fee  
Satisfaction Fee

By: 

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
133 Gaither Drive, Suite F  
Mount Laurel, NJ 08054  
ATTORNEY FOR PLAINTIFF

NOV -4 2021 A 10:00

PHILA SHERIFF'S OFFICE  
CIVIL OPERATIONS

Address: 1533 ORLAND STREET PHILADELPHIA, PA 19126  
WHERE PAPERS MAY BE SERVED

18-187282 - MeM

Case ID: 190501616